

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		DAVIS AVE, ARLINGTON

OWNERSHIP

Owner 1:	VYTINIOTIS ANTONIOS		
Owner 2:	YIGIT SEZIN		
Owner 3:			
Street 1:	40 DAVIS AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	GAFURI NESHE & -		
Owner 2:	ZARRINGHALAM KOUROSH -		
Street 1:	40 DAVIS AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1278 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,882	Spl Credit	Total:	404,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	240,400	700	404,900	646,000
Total Card	0.121	240,400	700	404,900	646,000
Total Parcel	0.121	240,400	700	404,900	646,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		505.48	/Parcel: 505.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	240,400	700	5,280.	404,900	646,000		Year end	12/23/2021
2021	101	FV	223,200	700	5,280.	404,900	628,800		Year End Roll	12/10/2020
2020	101	FV	223,200	700	5,280.	404,900	628,800	628,800	Year End Roll	12/18/2019
2019	101	FV	191,300	700	5,280.	376,000	568,000	568,000	Year End Roll	1/3/2019
2018	101	FV	191,300	700	5,280.	376,000	568,000	568,000	Year End Roll	12/20/2017
2017	101	FV	217,100	700	5,280.	329,700	547,500	547,500	Year End Roll	1/3/2017
2016	101	FV	217,100	700	5,280.	300,800	518,600	518,600	Year End	1/4/2016
2015	101	FV	211,800	800	5,280.	266,100	478,700	478,700	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

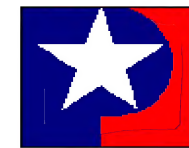
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2021	Permit Visit	DGM	D Mann
11/13/2018	Missed Appt.	CC	Chris C
11/1/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	SQ Returned	MM	Mary M
12/16/2008	Meas/Inspect	189	PATRIOT
11/10/1999	Inspected	267	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
7/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	44142
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

